

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA 92067

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MEETING MINUTES

Meeting of May 14, 2009

San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER: 7:10 P.M. PLEDGE OF ALLEGIANCE
Present: Willis, Weinstein, Christenfeld, Dill, Marks, Liska, Mecklenburg, Reed, Lamarie, Epstein.
Absent: Jones, McGee, Schlosser, Clotfelter
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
 - a. Ralph McKennie (in audience) reported on Jack McGee recovery and expects him back at the next SDPG meeting.
 - b. Bruce Liska: Temporary fire station "Plan Stamped" and in the hands of the County.
 - c. Paul Marks: The "Bridges" project passed the Planning Commission. Commissioners had no issues with the proximity to open space or increased traffic in the rural residential neighborhood.
5. GENERAL PLANNING ITEMS:
 - a. Status of requested sound wall at San Dieguito Regional Park, county action status. **(Continued to 05-28-09)**
 - b. Review County's Draft Landscape Water Conservation Ordinance. Planner: John Mecklenburg 858-756-2072. **(Continued to 05-28-09)**
 - c. Review and comment on Community Plan Texts for San Dieguito. Planner: Lois Jones. **(Continued to 05-28-09)**
 - d. County's Vegetation Management Report - Report Planner: John Mecklenburg. **(Continued to 05-28-09)**
 - e. City of San Diego presentation re: proposed alignments of El Camino Real at Via de la Valle [time certain-7:30]
Julie Ballesterio (City of San Diego): Existing bridge does not meet current earthquake standards and needs to be widened to accommodate traffic volume. Proposed new bridge alignment to be built east of existing bridge. Normal 4-lane right of way is 78 feet, but will reduce to 60 feet to minimize environmental impact. Updated surveys ongoing and revised draft EIR to be release January 2010.
Mecklenburg: Why not build on existing R.O.W.?
City Answer: Would impact protected species breeding seasons and impede current traffic flow.
Reed: What's the status of the old bridge?
City Answer: TBD; San Dieguito River Park does not want it because of liability and maintenance cost issues.
Willis: Won't the new bridge limit the flow same as the old bridge?
City Answer: New bridge is 10 feet longer and 6 feet higher to accommodate increased water flow. New bridge designed to sustain 100 year flood events.
Willis: Increasing the bridge width from 3-lanes of traffic to 4-lanes of traffic will simply encourage more traffic. Task force recommended keeping the new bridge to 3-lanes.
Jacqueline Winterer: Original El Camino historic route needs to be preserved. Please direct construction activity away from designated original El Camino historic route.
Siavash Pazargadi, Senior Traffic Engineer from the City of San Diego presented a PowerPoint slide presentation on Round-About (traffic circles). A study is being initiated concerning possible use of RoundABOUTs in the Via Del La Valle/El Camino corridor north of the new bridge alignment. First reviewing existing round-about in LaJolla, Southern California, Canada and elsewhere. Described design characteristics such as has lower potential for accidents because less use of automobile braking for stop lights.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- a. TPM 21153 2 lot subdivision – 6398 Calle Reina, RSF, off Lago Vista 8 acre parcel into 5 and 3 acre parcels – apn 265-0433-017 KIVA 09-0106321 Applicant Contact: John Coffey 858-831-0111 Planner: Laurel Lemarie 858-756-2835.
John Coffey: Owner has rights for 3-lot subdivision.

MOTION: Lamarie: Recommend Approval. Epstein: Second

Weinstein: Requested Coffey to describe drainage characteristics of adjoining lots to proposed lot 3.03 acres.

VOTE: Yes: 8 No: 0 Abstain: 2 (Willis/Marks)

- b. TPM 21065 17403 Rancho Del Rio, Santa Fe Valley 2 lot certificate of compliance, 2 lots on 5.9 acres Applicant Contact: James Laret 858-756-9374 Planner: Chaco Clotfelter 858-354-1821 **[cont'd to 5/28 mtg.]**
- c. The Belmont – Site Plan Modification – Recreation Room – addition of 2743 sq. ft. at west end of property to existing 23,000 sq. ft. of structures 8 acre parcel– 6853 Rancho Valencia at Rancho Diegueno – apn 302-301-11-00 Applicant Contact: Joe Orloff [949] 474-7668 Planner: Bruce Liska (858) 756-5391. **(Continued to 05-28-09)**
- d. TPM 21161 Lanzer Subdivision – Mt. Israel – 8952 Detwiler Road apn 264-130-63 2 lots on 17 acres 2 – 20 acre zoning? – Applicant contact: Frank Florez 858-229-2493 Planner: Nicolas Christenfeld 760-741-1953 **(Continued to 05-28-09)**
- e. Notice of Intent to Adopt Mitigated Negative Declaration - L-14372, Log No. 03-13-001; ER 03-13-001; - grading of a 4.31 ac. lot at corner of Via de la Valle and Cancha de Golf in Whispering Palms to include: 2,000 cu. yd. of cut and 5,000 cu. yd. of fill with a max. cut slope of 2.5 ft.; max. fill slope of 4.25 ft. to allow commercial/office center with residential - 9,559 sq. ft. retail space, 14 retail stores; 19,500 sq. ft. of two-story office space, 22 offices and 54 apartments units (53,496 sq. ft. of residential) in 9 two-story buildings. 132 parking spaces for office/retail and 87 parking spaces for the apartments. Access from Cancha de Golf and Via de las Palmas. Comments on the Negative Declaration must be received no later than May 22, 2009 at 4:00 PM. and may also be reviewed at the Rancho Santa Fe Library, 17040 Ave. de Acacias. DPW Contact: Terry Powers, 858-694-3754 or email Terence.Powers@sdcounty.ca.gov. SDPG contact: Laurel Lemarie, 858-756-2835.
Lamarie: Last heard in 2006, the development history goes back to 1995. Current owner-developer still referencing old (out dated) hydrology reports from 2003. After continued input from Whispering Palms HOA to modify the proposed project to be more compatible, the project is basically unchanged. The same issues remain:
- Abandon gasoline station storage tank plume may adversely impact water table because of additional drainage created by the proposed new development.
- No adequate separation between existing development and new project.
- Grading permit still being processed
- The community has taken the position of being against a Negative Declaration since 1998.
- Developer does not want to widen road to match existing improvement width.
David Nugent (Whispering Palms HOA): Changing the project from a group care facility to a mixed use has increased traffic impacts from original proposal. The Whispering Palms HOA's position on this project has not changed since the September 2006 opposition letter.

MOTION: Lamarie: Recommend preparation of on an EIR based on Whispering Palms community opposition to the project as proposed and the controversial development history. Reed: Seconded

VOTE: Yes: 10 No: 0 Abstain: 0

7. GENERAL REGULATORY ITEMS: None presently scheduled

8. REPORTS AND GENERAL DISCUSSION:

SAN DIEGUITO RIVER PARK - River Park association working with Bruce Liska in helping to resolve the multiple utility poles/lines along Via del La Valle.

9. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
B. Future agenda items and planning
C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken

10. Adjourned: 9:45 pm